

One for One Replacement. All plans to redevelop publicly subsidized housing in the Hill District must include, to the greatest extent feasible, a plan to preserve the existing project-based rental subsidy.

Community Ownership/Equity

Priority to Acquire Vacant and Publicly-Owned Property. In disposing of vacant and publicly-owned property, the City and the URA should give priority to community groups and service organizations based in the Hill District with the capacity to develop such properties in a timely manner.

Co-Ownership Requirements. All development projects receiving a subsidy from or through the City, County, or URA should provide co-ownership opportunities for Hill District community-based organizations (CBOs) or Hill District faith-based organizations. The CBO or faith-based organizations should have an interest in the ownership, profits, developer fee, and/or cash flow. If the CBO or faith-based organization provides development services beyond helping to secure community and government support for the project, the organization should receive a higher level of interest in the ownership, profits, developer fee, and/or cash flow. In addition, the CBO or faith-based organization that has an ownership interest should have the ability to approve or reject major project decisions, and retain a right of first refusal to acquire the project if it is sold.